

# PETITION FOR ZONING VARIANCE 85-58-17

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400-1 To PERMIT A POOL IN THE FRONT YARD INSTEAD OF THE REAR YARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

THERE IS NO ROOM BEHIND FOR A POOL. I HAVE A 18' YARD BEHIND HOUSE & A 3 FT BEARING WALL & REST OF GROUND IS A 45 DEGREE ANGLE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to be and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

City and State

Address

City and State

Attorney's Telephone No.:

(Type or Print Name)

Signature

City and State

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

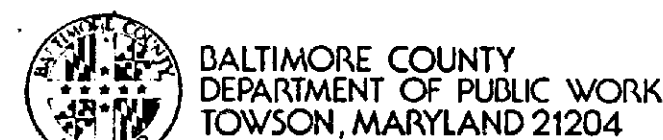
Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of August, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of August, 1984, at 3:30 o'clock A.M.

(over)



HARRY J. PISTEL, P.E.  
DIRECTOR

July 13, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #350 (1983-1984)  
Property Owner: Loyne D. Williams, Sr.  
NWS Harford Rd. 650' N/E Hartley Mill Rd.  
Acres: 394.14/346.64 X 340.00/359.26  
District: 11th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

Baltimore County highway and utility improvements are not directly involved.

Harford Road (Md. 147) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 350 (1983-1984).

Very truly yours,

GILBERT S. BENSON, P.E., Asst. Chief  
Bureau of Public Services

GSB:EAM:FWR:SS

Q-NW Key Sheet 56 & 57 NE 27 & 28 Pos. Sheets  
NE 14 & 15 G Topo 54 Tax Map

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NW/5 Harford Rd., 650' : OF BALTIMORE COUNTY  
NE of Hartley Mill Rd.  
(11934 Harford Road),  
11th District  
LOYNE D. WILLIAMS, SR., : Case No. 85-58-A  
Petitioner  
: : : : :  
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 8th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr.

Loyne D. Williams, Sr., 11934 Harford Road, Baltimore, MD 21057, Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman



Lowell K. Bridwell  
Secretary

Jul Kossell  
Acting Administrator

July 2, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 6-26-84  
ITEM: #350.  
Property Owner: Loyne D. Williams, Sr.  
Location: NW/5 Harford Road  
Route 147, 650' N/E Hartley Mill Rd.  
Existing Zoning: R.C. 2  
Proposed Zoning: Variance to permit a pool in the front yard in lieu of the required rear yard.  
Acres: 394.14/346.64 X 340.00/359.26  
District: 11th

Dear Mr. Jablon:

On review of the site plan and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show a proposed 80' right-of-way for Harford Road (40' each side of the existing centerline of Harford Road).

It is requested that the plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

CL:GW:maw

Attachment

cc: Mr. J. Ogile My telephone number is (301) 659-1350 By: George Wittman  
Telephone number for impaired hearing or speech  
303-7550 Baltimore Main - 505-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
P.O. Box 71717, North Calvert St., Baltimore, Maryland 21203-0717

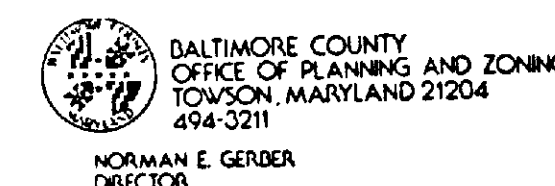
## BALTIMORE COUNTY ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 6-26-84  
Item # 350  
Property Owner: Loyne D. Williams, Sr.  
Location: NW/5 Harford Rd.  
NE of Hartley Mill Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments:

Eugene A. Sobor  
Eugene A. Sobor  
Chief, Current Planning and Development

cc: James Roswell

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE August 16, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ofo  
Nicholas B. Commodari  
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. Loyne D. Williams, Sr.  
11934 Harford Road  
Baltimore, Maryland 21057

RE: Item No. 350 - Case No. 85-58-A  
Petitioner - Loyne D. Williams, Sr.  
Variance Petition

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

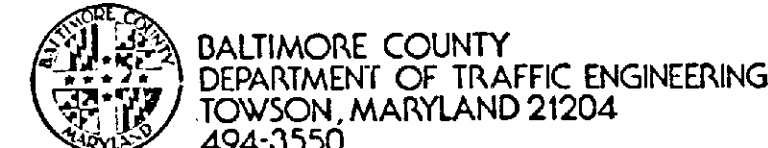
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



STEPHEN C. COLLINS  
DIRECTOR

July 23, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 346, 347, 348, 349, 350, 351, 352, 353, 354 ZAC-Meeting of June 26, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:

District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 346, 347, 348, 349, 350, 351, 352, 353, 354.

Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/cem







July 31, 1984

Mr. Loynd D. Williams, Sr.  
11934 Harford Road  
Glen Arm, Maryland 21037

NOTICE OF HEARING

Re: Petition for Variance  
NW/8 Harford Road, 650' NE of Hartley  
Mill Road (11934 Harford Road)  
Loynd D. Williams, Sr. - Petitioner  
Case No. 85-58-A

TIME: 9:30 A.M.

DATE: Tuesday, August 28, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

No. 130527

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 6-12-84 ACCOUNT: R-91-615-670

AMOUNT: \$5.00

RECEIVED FROM: *Filing fee for 350 Williams*

C 122\*\*\*\*\*25001b 2134A

PETITION FOR VARIANCE  
111 Election District  
ZONING: Petition for Variance  
LOCATION: Harford Road, 650' NE of Hartley  
Mill Road (11934 Harford Road)  
DATE & TIME: Tuesday, August 28, 1984 at 9:30 A.M.  
PUBLIC HEARING: 9 a.m.  
111, County Office Building,  
111 W. Chesapeake Avenue,  
Towson, Maryland  
The Zoning Commissioner of  
Baltimore County, by authority  
of the Zoning Act and Regulations  
of Baltimore County  
will hold a public hearing.  
Petition for Variance to permit  
a pool in the front yard  
instead of the required rear  
yard.  
Since the property of Loynd  
D. Williams, Sr. is shown  
on the plat filed with the  
Zoning Department, this Petition  
is granted, a building  
permit may be issued within  
the thirty (30) day appeal period.  
The Zoning Commissioner  
will, however, entertain any  
request for a stay of the issuance  
of said permit during this  
period for good cause shown.  
Such request must be approved  
in writing by the date of the  
hearing set above or made at  
the hearing.  
By Order of:  
ARNOLD JARLOW,  
Zoning Commissioner  
of Baltimore County  
AUG. 8, 1984

CERTIFICATE OF PUBLICATION

TOWSON, MD., AUGUST 9, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., appearing on  
August 9, 1984.

THE JEFFERSONIAN,

*JB Keen*  
Publisher

Cost of Advertising 18.00

85-58-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
28th day of June, 1984.

*Arnold Jarlow*  
ARNOLD JARLOW  
Zoning Commissioner

Petitioner: Loynd D. Williams, Sr. Received by: *Nicholas B. Commodari*  
Petitioner's Attorney: Chairman, Zoning Plans  
Advisory Committee

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11 Date of Posting: 8/11/84  
Posted for: *Petition for Variance*  
Petitioner: *Loynd D. Williams, Sr.*  
Location of property: *11934 Harford Rd., 650' NE of*  
*Hartley Mill Rd.*  
Location of Signs: *Plant Co. Property CHW 124 Harford*  
*Rd.*  
Remarks:  
Posted by: *Ann L. Coleman* Date of return: 8/17/84  
Number of Signs: 1

